WARRANT
for
ANNUAL TOWN MEETING

TO: Constable, Town of Windham, County of Cumberland

GREETINGS: In the name of the State of Maine, you are hereby required to notify and warn the voters of the Town of Windham in said County, qualified by the law to vote in Town affairs, to meet at the Windham Town Hall Gym, 8 School Rd. in said Town, Saturday, June 14, 2025 at 10:00 in the forenoon and there to act on the following article:

ARTICLE 1: To elect a moderator to preside at said meeting.

Reference Note: *If Articles 2 through 7 are approved as recommended by the Windham Town Council, the amount raised by local property tax for municipal services will be $16,399,625. for fiscal year 2025-2026.*

ARTICLE 2: Shall the Town vote to apply $4,600,000 of anticipated excise tax receipts against the fiscal year 2025-2026 total Municipal Budget as approved by the Windham Town Council?

ARTICLE 3: Shall the Town vote to apply up to $526,953 in recreation program fees against the operations of the Recreation Program Fund during fiscal year 2025-2026 as approved by the Windham Town Council?

ARTICLE 4: Shall the Town vote to apply up to $1,734,318 in user fees against the operations of the South Windham Sewer Fund during fiscal year 2025-2026 as approved by the Windham Town Council?

ARTICLE 5: Shall the Town vote to accept and apply $10,340,580 of miscellaneous revenues including Local Road Assistance; Boat, Snowmobile, and ATV Registration Fees, Homestead Exemption Reimbursement, Tree Growth Reimbursement, General Assistance Reimbursement, Veteran's Exemption Reimbursement, and any State grants or other funds as anticipated to be provided by the Maine State Legislature against the total Municipal Budget for fiscal year 2025-2026 as approved by the Windham Town Council?

ARTICLE 6: Shall the Town vote to apply $6,339,749 of unappropriated funds from Town Fund Balance against the Municipal Budget for fiscal year 2025-2026 as approved by the Windham Town Council?

ARTICLE 7: Shall the Town vote to authorize a total Municipal Budget for fiscal year 2025-2026 of $39,941,225 as approved by the Windham Town Council?

Reference Note: *Articles 8 through 18 shall be voted on only if Article 7 is not approved.*

ARTICLE 8: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $8,934,835 for General Government as approved by the Windham Town Council?

ARTICLE 9: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $5,368,498 for Public Works Services as approved by the Windham Town Council?

ARTICLE 10: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $4,063,891 for Police Services as approved by the Windham Town Council?

ARTICLE 11: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $3,501,634 for Fire/Rescue Services as approved by the Windham Town Council?

ARTICLE 12: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $1,327,556 for Recreation and Cultural Services as approved by the Windham Town Council?

ARTICLE 13: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $868,267 for Property and Inspection Services as approved by the Windham Town Council?

ARTICLE 14: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $708,581 for Development and Conservation Services as approved by the Windham Town Council?

ARTICLE 15: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $577,681 for Health and Welfare as approved by the Windham Town Council?

ARTICLE 16: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $12,239,011. for Capital, Debt, and Other Charges as approved by the Windham Town Council?

ARTICLE 17: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $526,953. for the Recreation Program Fund as approved by the Windham Town Council?

ARTICLE 18: Shall the Town vote to authorize a budget for fiscal year 2025-2026 of $1,734,318 for the Sewer Fund as approved by the Windham Town Council?

ARTICLE 19: Shall the Town vote to authorize the Town Council to transfer any unencumbered appropriation balance or portion therof between general classfication of expenditures between any offices, departments or agenices during fiscal year 2025-2026.

ARTICLE 20: Shall the Town vote to accept any State grants or other funds as anticipated to be provided by the Maine State Legislature towards budgetary needs within Windham as approved by the Windham Town Council?

ARTICLE 21: Shall the Town vote to authorize the Council by resolution to appropriate and expend Tax Increment Financing (TIF) revenues not otherwise allocated by the muncipal budget on Council authorized project costs.

ARTICLE 22: To see if the Town will vote to, 1.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of $6,500,000 to finance the costs of construction of a new public safety building for the Town's Police and Fire Departments (Tax Map 70, Lot 14), including the costs of planning, design, permitting, construction, utilities, site work, paving, landscaping, or improvements necessary in connection with the construction of said building, with the dates, maturities, denominations, interest rate(s), payments, preimums, calls for redemption, with or without premium, form , and other details of such borrowing to be determined by the Town Council; 2.) appropriate the proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; and 3.) authorize the Town Council to approve the execution of one or more agreements as may be necessary in connection with the foregoing borrowing on terms and conditions as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a __ vote.
The Finance Committee recommends a __vote.

Fiscal Note: *The Total cost of the foregoing project is estimated to be $10,000,000. The total debt service for this borrowing is estimated to be $6,500,000, of which the total principal to be repaid is $6,500,000 and the total interest to be paid is $2,390,308 at an estimated interest rate of 3.5% over a term of 20 years. The Town expects to pay a portion of the debt service on these bonds ($4,000,000) through Tax Increment Financing Revenue. An additional $2,400,000 will be funded from the unassigned fund balance, subject to voter approval in Article 23. Additionally, $1,100,000 will be funded from Public Safety Impact Fees, lowering the need for additional Bond Funds with interest costs.*

(Article represents a total mil rate increase of .05 - This is equivalent to a tax increase of roughly $20 on a $400,000 home)

ARTICLE 23: To see if the Town will vote to appropriate $2,400,000 from unassigned fund balance to finance the costs of improvements for construction of a new public safety building for the Town's Police and Fire Departments (Tax Map 70, Lot 14), including the costs of planning, design, permitting, construction, utilities, site work, paving, landscaping, or improvements necessary in connection with the construction of said building, along with any other necessary improvements in connection with such project.

ARTICLE 24: To see if the Town will vote to, 1.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of $1,500,000 to finance the costs of improvements to Gambo Park (Tax Map 5, Lot 8), including the construction of three playing fields, a parking lot, trails, road work, bathrooms, food pavilion, septic system, public water connection, boat launch, grading, seeding, and improvements to the playing fields located on the abutting Soccer Drive, subject to agreement to be negotiated for the use of said land, along with any other planning, design, permitting, or improvements necessary in connection with such projects, with the dates, maturities, denominations, interest rate(s), payments, preimums, calls for redemption, with or without premium, form , and other details of such borrowing to be determined by the Town Council, and the timing of said project to be determined by the

Town Council following public hearing; 2.) appropriate the proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; and 3.) authorize the Town Council to approve the execution of one or more agreements as may be necessary in connection with the foregoing borrowing on terms and conditions as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a __ vote.
The Finance Committee recommends a __vote.

Fiscal Note: *The Total cost of the foregoing project is estimated to be $3,000,000. The total debt service for this borrowing is estimated to be $1,500,000, of which the total principal to be repaid is $1,500,000 and the total interest to be paid is $551,609 at an estimated interest rate of 3.5% over a term of 20 years. An additional $1,500,000 will be funded from the unassigned fund balance, subject to voter approval in Article 25.*

(Article represents a total mil rate increase of .03 – This is equivalent to a tax increase of roughly $12 on a $400,000 home)

ARTICLE 25: To see if the Town will vote to appropriate $1,500,000 from unassigned fund balance to finance the costs of improvements to Gambo Park (Tax Map 5, Lot 8), including the construction of three playing fields, a parking lot, trails, road work, bathrooms, food pavilion, septic system, public water connection, boat launch, grading, seeding, and improvements to the playing fields located on the abutting Soccer Drive, subject to agreement for sale, along with any other planning, design, permitting, or improvements necessary in connection with such projects.

ARTICLE 26: To see if the Town will vote to, 1.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of $1,500,000 to finance the costs of construction of a new park, ice rink and playground next to the proposed new public safety (Tax Map 70, Lot 14), including the costs of planning, design, permitting, construction, utilities, site work, parking, equipment, or improvements necessary in connection with the construction of said building, with the dates, maturities, denominations, interest rate(s), payments, preimums, calls for redemption, with or without premium, form , and other details of such borrowing to be determined by the Town Council; 2.) appropriate the proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; and 3.) authorize the Town Council to approve the execution of one or more agreements as may be necessary in connection with the foregoing borrowing on terms and conditions as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a __ vote.
The Finance Committee recommends a __vote.

Fiscal Note: *The Total cost of the foregoing project is estimated to be $3,000,000. The total debt service for this borrowing is estimated to be $1,500,000, of which the total principal to be repaid is $1,500,000 and the total interest to be paid is $551,609 at an*

estimated interest rate of 3.5% over a term of 20 years. An additional $1,500,000 will be funded from the unassigned fund balance, subject to voter approval in Article 27.

(Article represents a total mil rate increase of .03 – This is equivalent to a tax increase of roughly $12 on a $400,000 home)

ARTICLE 27: To see if the Town will vote to appropriate $1,500,000 from the unassigned fund balance to finance the costs of construction of a new park, ice rink and playground next to the prposed new public safety building for the Town's Police and Fire Departments (Tax Map 70, Lot 14), including the costs of planning, design, permitting, construction, utilities, site work, parking, equipment, or improvements necessary in connection with the construction of said building.

ARTICLE 28: To see if the Town will vote to, 1.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of $500,000 to finance the costs of construction of an expansion of the Town's wastewater disposal system on land located at 53 Tandberg Trail (Tax Map 67, Lot 33), including the acquisition of additional land and costs of planning, design, permitting, construction, utilities, site work, or improvements necessary to develop the land for a drip irrigation system to connect to the North Windham sewer treatment plant and other improvements necessary in connection with said expansion of the wastewater system, with the dates, maturities, denominations, interest rate(s), payments, preimums, calls for redemption, with or without premium, form , and other details of such borrowing to be determined by the Town Council; 2.) appropriate the proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; and 3.) authorize the Town Council to approve the execution of one or more agreements as may be necessary in connection with the foregoing borrowing on terms and conditions as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a __ vote.
The Finance Committee recommends a __vote.

Fiscal Note: *The total debt service for this borrowing is estimated to be $500,000, of which the total principal to be repaid is $500,000 and the total interest to be paid is $166,358 at an estimated interest rate of 3.5% over a term of 20 years. The Town expects to pay the debt service on these bonds through Tax Increment Financing Revenue.*

ARTICLE 29: To see if the Town will vote to authorize the Town Council to appropriate up to a total of $3,000,000 from the unassigned fund balance and/or assigned fund balance as the Town Council deems necessary for the purpose of replacing federal or state funding that has been awarded to the Town but may be subject to withdrawal or termination during the 2025-2026 fiscal year.

ARTICLE 30: To see if the Town will vote to 1.) exercise its option to purchase the solar system located at the Town's landfill on Enterprise Drive pursuant to the terms set forth in the Solar Power Purchase Agreement between the Town of Windham and ReVision Solar Impact Partners LLC dated October 31, 2019, as amended, upon terms and conditions to be

approved by the Town Council; 2.) authorize the issuance of general obligation bonds and/or notes in anticipation thereof in the aggregate principal amount of $832,414 to finance said purchase, with the dates, maturities, denominations, interest rate(s), payments, premiums, calls for redemption, with or without premium, form , and other details of such borrowing to be determined by the Town Council; 3.) appropriate the proceeds of said bonds or bond anticipation notes for the foregoing projects, plus an amount necessary to refund the interest payments on any bond anticipation notes issued for said purpose and any costs of issuance of the bonds and/or bond anticipation notes; and 4.) authorize the Town Council to approve the execution of one or more agreements as may be necessary in connection with the foregoing purchase of the solar system and borrowing as the Town Council deems reasonable and necessary.

The Municipal Officers recommend a __ vote.
The Finance Committee recommends a __vote.

Fiscal Note: *The total debt service for this borrowing is estimated to be $1,065,638.95, of which the total principal to be repaid is $832,414 and the total interest to be paid is $233,224.95 at an estimated interest rate of 3.5% over a term of 15 years.*

(Article represents no increase in the mil rate the bond payment will be entirely offset by eliminated payments to the solar holding company and savings in utility costs.)

Financial Statement: The following financial statement applies to Articles 22, 24, 26, and 28. The issuing of bonds by the Town of Windham is one of the ways in which the Town borrows money for certain purposes. The following is a summary of the bonded indebtedness of the Town of Windham as of the date of this Town Meeting:

1. Total Town Indebtedness

Bonds outstanding and unpaid:	$26,850,800
Bonds authorized and unissued	$ 0
Bonds to be issued if these questions are approved:	$10,832,414
Total:	$37,682,414

2. Estimated costs:
   Estimated Annual Payments: Ranges from $483,289 to 599,440

3. Validity: The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors in the above estimates. If the actual amount of the total debt service for the bond issue varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Total additional bonds to be issued if approved by voters:

Article 22: Gambo Park	$ 1,500,000
Article 24: Public Safety Building	$ 6,500,000
Article 26: Ice Rink	$ 1,500,000
Article 28: Wastewater Expansion	$ 500,000

Article 30: Solar	$ 832,414
Total principal amount of new bonds to be issued if approved:	$10,832,414
Estimate of potential new interest on such additional bonds:	
Total principal and interest to be issued if approved:	

Fiscal Note: *The Town's legal debt limitation is set by State statute to a maximum of 15% of the last state valuation. Based on Windham's 2025 state valuation of $4,103,400,000, the Town has current outstanding bonds ($26,850,800) equal to 0.65% of the state valuation and overall total indebtedness remains under 1%.*

When money is borrowed by issuing bonds, the Town must repay not only the principal amount of the bonds but also interest on the bonds. The amount of interest to be paid will vary depending upon the rate of interest and the years to maturity at the time of issue. The validity of the bonds and of the voters' ratification of the bonds may not be affected by any errors on the estimates made of the costs involved, including varying interest rates, the estimated cost of interest on the bond amount to be issued and the total cost of principal and interest to be paid at maturity. If the actual amount of the total debt service for the bond issues varies from the estimate, the ratification by the electors is nevertheless conclusive and the validity of the bond issue is not affected by reason of the variance.

Barry A. Tibbetts
Town Manager, Treasurer
Town of Windham

The Registrar of Voters gives notice that the Board will be in session from 4:00 p.m. to 6:00 p.m. on Thursday, June 5th, 2025 for the purpose of registering voters.

Given under our hands this 13th day of May, 2025.

Members of the Windham Town Council